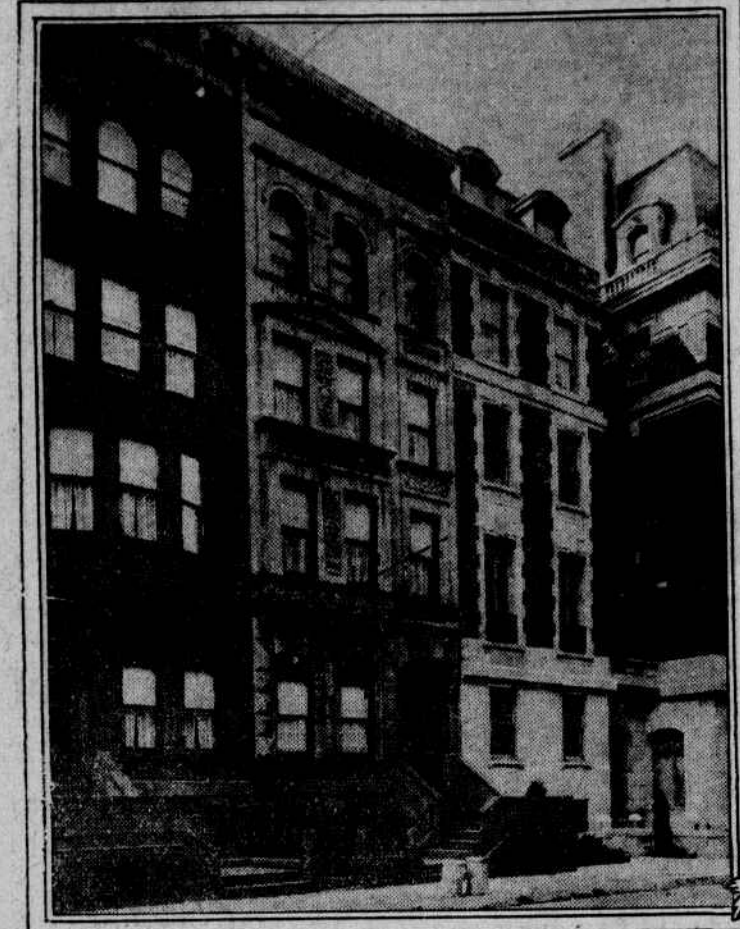


NEW YORK, SUNDAY, MARCH 12, 1922.

# MANHATTANITES ARE NOT ALL ANXIOUS TO LIVE IN LAYERS

Many Desertions From Ranks of Cliff Dwellers Evident in Number of High Class Dwelling Purchases Throughout City and Especially in Lenox Hill District--Fundamental Human Desire for Privacy Again Asserts Itself in Spite of Great Conveniences Offered by Modern Apartment--High Rents in Flats Spurred Reaction



NO 6 EAST 92nd STREET

New Yorkers are not all eager to be cliff dwellers, as the occupants of the city's thousands of lofty flats are often called. True, the constant production of bigger, taller and better apartment houses would almost compel the superficial observer to rush to the rash conclusion that there is nothing to life in the big city unless one spends it in a house where the discomforts and responsibilities of maintaining home life are reduced to a minimum.

Now and then the reality pendulum shows a sudden swing backward toward the acquisition by representative New Yorkers of old-fashioned homes on more than one floor. In most cases the buyers take four or five floors with a basement thrown in for good measure. Such a reactionary swing of the pendulum occurred last week when an unusually large number of residences were bought for occupancy in the Lenox Hill section of the upper East Side.

According to expert realty observers and brokers, there are two plausible explanations for this sudden recrudescence of private house buying. They are as follows:

First--The attitude of high class apartment rents, in the face of decreased private incomes.

Second--The large number of attractive private residences that are to be had at prices comparatively little higher than they were ten years ago.

"The chief reason as I see it," says Douglas L. Elliman, "is the continued high price of apartments. These are the days of shrunken incomes and it has not taken some persons long to discover that they can reduce their overhead expenses by a wide margin by buying a house. This phase of the economic factor involved is emphasized by the fact that the income tax favors the home owner to the disadvantage of the apartment dweller. The money paid out for mortgage interest on a private residence may be deducted from net income when one figures out his income tax."

"The fact that inflation did not affect private house values as thoroughly as it did most other commodities is certainly another real factor in the return of popularity of this form of investment. I can state with certainty that in many cases private house values are as low as they were ten years ago. In some cases they are lower. During the period of inflation there was a rush for apartments and hotels. This left the house market, particularly in the Lenox Hill section, bereft of the usual power of inflation. The demand

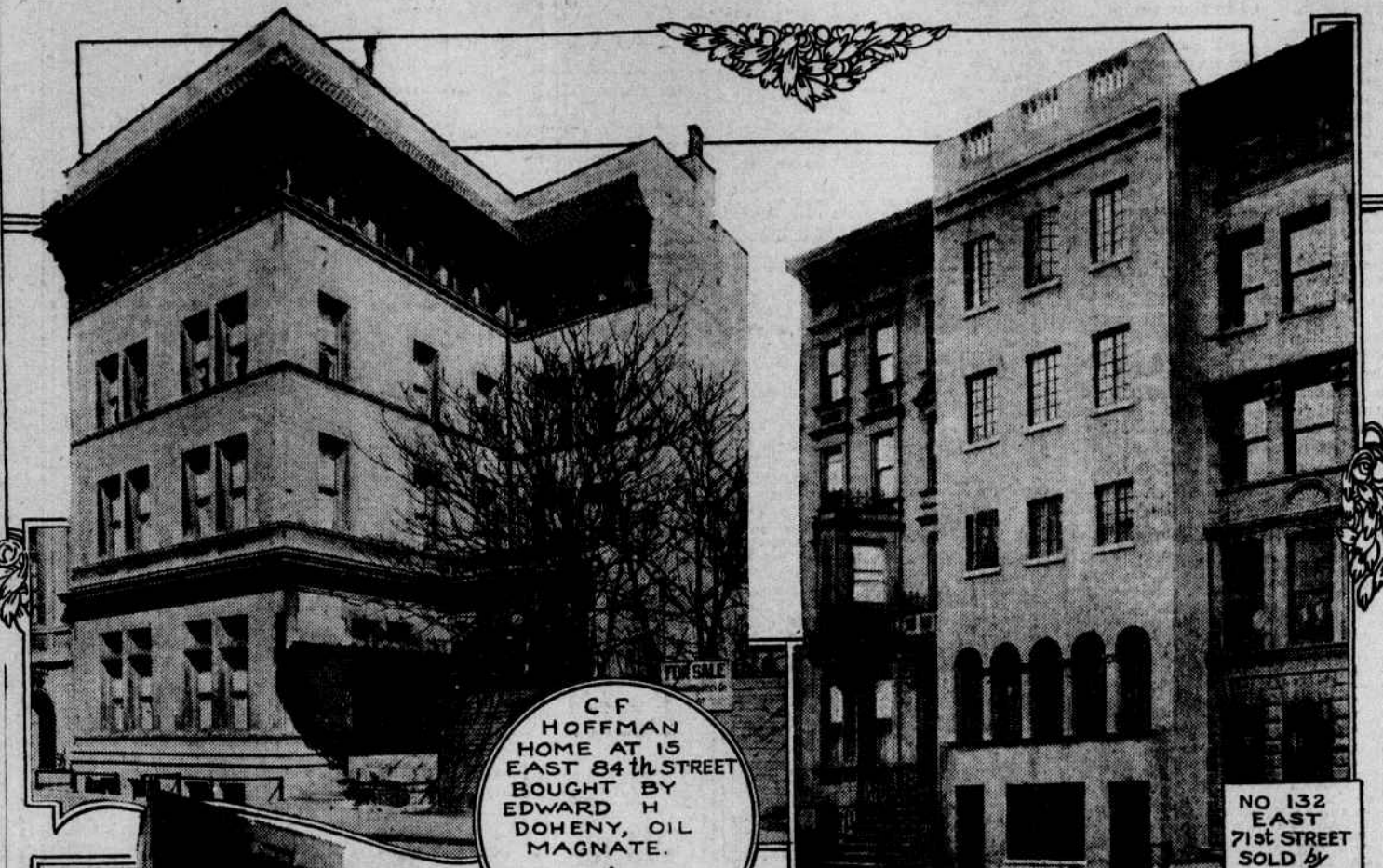
fell off. There is now, I perceive, a return of that demand. Hence the activity which seems to have been focused during the last few days in the fine old Lenox Hill district.

"Now this swing in home buying should not be regarded as an indication of any waning in popularity of apartment houses or apartment life. There are no signs of that. What has been taking place during the last few days merely emphasizes the fact that New Yorkers of a certain class, for business or other reasons, are desirous of becoming home owners. In many cases those who sell their homes either move out of town or to an apartment or an apartment hotel. Others buy a house elsewhere. The outstanding fact remains that a more than ordinarily large number of New Yorkers have decided to go back to life in a private residence.

"There is one interesting significance which I perceive from this recent activity on the upper East Side," continued Mr. Elliman. "That is the fact that the tendency is for buyers to go eastward toward the river rather than up town toward Harlem. Why? Well, I suppose it is because this particular class of home seekers are gregarious. They wish to be near one another and in these days of deteriorating transit facilities they apparently have decided that they can best express their social tendencies toward one another by remaining in the blocks between Fifth and Second avenues, Sixtieth and Eighty-sixth streets."

Property transfers in the Lenox Hill section usually mean that there will be changes in the social life and environment of that notable section of Manhattan Island. When residences are sold the owners often move out of the district and newcomers establish themselves therein. The sales during the last week, for instance, may mean some radical changes in the addresses in the "Social Register." If T. Sufferin Tailor, for instance, sells his beautiful residence at 11 East Sixty-first street to Herman Goldman the lawyer, as it is rumored he may, it will mean a change of residence for Mr. Tailor, who has lived there for some time.

James E. Willard, former Ambassador to Spain, has sold his home, a four-story house at 151 East Seventy-fourth street, to Raoul H. Fleischmann, vice-president of the General Baking Company, through Tuller & Benjamin, brokers. Mr. Willard and his family are going over to reside at 8 Sutton place, in the colony on the bank of the East River at Fifty-seventh street, which seems to be steadily gaining in popularity if



C.F. HOFFMAN HOME AT 15 EAST 84th STREET BOUGHT BY EDWARD H. DOHENY, OIL MAGNATE.

NO 132 EAST 71st STREET SOLD BY MRS. GLADYS B. THAYER TO GEORGE M. MOFFETT.

CHARLES E. CURTIS, BANKER, NOW OWNS THE FORMER HOME OF EDITH WHARTON, NOVELIST, AT 882-884 PARK AVENUE.

JOSEPH E. WILLARD, FORMER AMBASSADOR TO SPAIN HAS SOLD HIS HOUSE AT 151 EAST 71st STREET

purchases of old homes for alteration there is any criterion. Mr. Willard's home occupies a lot 30x102.

One of the most interesting changes is involved in the sale by Mrs. Gladys B. Thayer of her unusual dwelling at 132 East Seventy-first street to George M. Moffett, vice-president of the Corn Products Company.

The house, which is five stories high, was recently built from plans by Edward Sterner, the architect. It is distinctive because of the basement to the roof in the rear of the house, Mr. Sterner there are several inclosed sleeping porches. An electric elevator serves the occupants from the basement to the roof in the rear of the house, Mr. Sterner

laid out a formal garden and the dining room in the rear looks out onto this delightful improvement on the stereotyped city back yard. The property was held at \$130,000. Douglas L. Elliman & Co. were the brokers.

Charles E. Curtis, cashier of the Bank of America, has purchased the former home of Edith Wharton, the novelist, at 882-884 Park avenue, held at \$90,000. Mrs. Linsly R. Williams of Paris was the seller. Douglas L. Elliman & Co. were the brokers. The dwelling is a combination of two small adjoining houses.

Another sale which was rumored last week and which will probably be consummated in a few days involves the big house of the Charles F. Hoffman estate at 15 East Eighty-fourth street. Edward H. Doheny, president of the Mexican Petroleum Company, Ltd., of Delaware,

is said to be the buyer. Mr. Doheny attracted attention recently as an independent oil operator. It is understood that William B. May & Co. are the brokers in this impending deal. The same brokers sold last week the dwelling at 6 East Ninety-second street to Edward Koch and the dwelling at 167 East Sixty-third street to Clifford Scarborough. These are only a few of the many sales that have taken place all over Manhattan.

If the prophetic abilities of some of the best realty observers on the upper East Side are not entirely unreliable, there is apt to be a further buying movement in this district. To what proportions it will grow remains to be seen.

**FAMOUS STORY GAVE IDEA FOR ALTERATION**

**Estate Owner Influenced by 'Pippa Passes.'**

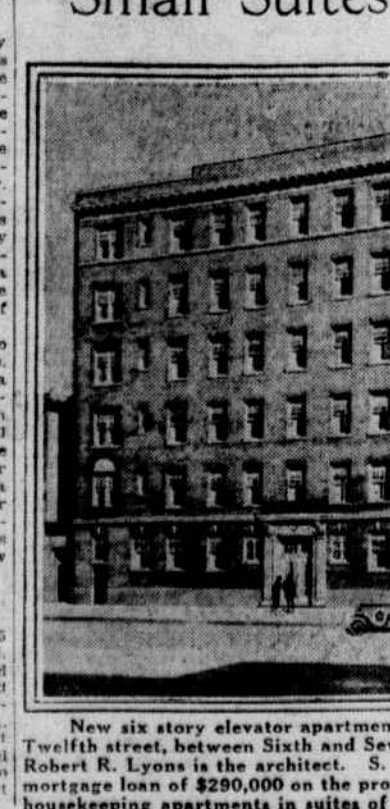
George Matthew Adams, who recently bought a wooded tract surrounding his home at Fieldston, Riverdale on the Hudson, is planning a number of improvements to his Elizabethan estate whereby he will house his large collection of prints and etchings which have been exhibited in the Metropolitan Museum of Art and in the Public Library. The effect which Mr. Adams will obtain will be fashioned on impressions created by a character described by Browning in "Pippa Passes." The improvements will be designed in such a manner as to leave undisturbed the natural charm and picturesqueness of his estate.

To his residence Mr. Adams plans to build an addition for his art collections. In carrying out the spirit of "Pippa Passes" he will have built a rustic gateway with a quaint little lantern which will illumine the way to a natural spring bubbling from beneath a huge boulder nestling in a ravine in the rear of the estate. Mr. Adams also plans a guest house and a small out of door theater where he will be able to entertain authors and friends. Mr. Adams is the founder of the George Matthew Adams Service.

**Brooklyn Tract to be Sold.**

A tract of vacant land comprising 135 lots with frontages on Newtown Creek, Gardner and Scott avenues, Cherry and Anthony streets, Brooklyn, will be sold at auction on Tuesday noon in 180 Montague street by the Jere Johnson, Jr. Company, auctioneers, for the estate of John C. Wiarda. The property is reached by the Meeker avenue surface line to diaphragm avenue. The property is about three blocks distant from that point,

Small Suites for Village



New six story elevator apartment which is being erected at 71 West Twelfth street, between Sixth and Seventh avenues, by S. Morrill Banner. Robert R. Lyons is the architect. S. W. Straus & Co. have placed a first mortgage loan of \$290,000 on the property, which will contain forty-seven housekeeping apartments in suites of from two to four rooms.



T. SUFFERIN TAILOR HOME AT 11 EAST 61st STREET REPORTED SOLD RECENTLY

## Perhaps Pa Knickerbocker Will Step on the Gas, Too

BY THE ODD PARAGRAPHER.

The world's greatest optimist is a realtor in Los Angeles, Cal. He believes that Los Angeles, with a present day population of something more than 600,000, will eventually be the largest city in the world. He bases his prediction on the fact that the city increased its population 80 per cent. in the past ten years.

Of course, this realtor assumes that the 80 per cent. increase will be maintained forever, and at this rate the city of Los Angeles will have a population of 1,080,000 by 1930. Now, hold your seats while we show you how this demagogic statistician figures that his city will outstrip New York.

"New York," he says, "grew at the rate of not quite 20 per cent. during 1910 to 1920. By maintaining the same rate for sixty years, it will have a total population of 16,800,000 in 1980, or 2,748,000 less than Los Angeles." Simple, isn't it? All little Los Angeles has to do is set a pace of eighty miles an hour, while New York lags along at one-fourth that speed. But speeding is often disastrous, and what if Los Angeles develops engine trouble?

**Realty's Investment Value.**

A physician, who is the owner of a number of large apartment houses and has a reputation for being a very just landlord, was asked if he believed there was any truth in the statement that certain investors are dropping out of the real estate market because of the oilium brought upon property ownership by rent profiteers.

"Poppycock," he replied. "I'll admit that the owner who is dealing fairly with his tenants is often much maligned as a result of the present hysteria about profiteering landlords, but I also believe that the man who disposes of his holdings while there are convulsions in the market is making it possible for the rent jumper to extend his activities."

"Do regard owning real estate? I should say not; but I have had reason in the last few months to regret possessing certain stocks and bonds. If it hadn't been for my real estate investments because I have lost a considerable sum of money within the last year. As it is the return on my real investments almost covers my stock losses."

**New York's Rent Fund.**

Within the last week a tenant shot a real estate broker and a landlord shot a tenant, both over rent disputes.

New York's rent war is overshadowing the old land feud of the South in dramatic interest. It is a sad reflection on this great city to have its landlords and tenants armed to the teeth and shooting at sight. I think of the new line of movie thrillers this "war" will produce!

**Speeding Up Construction.**

February building statistics for Manhattan show that houses were started in the twenty-four month period with six against one for the corresponding month in 1921. Fifteen additional tenement houses may not solve the housing problem, but it would seem to me that we are planning sixteen times as many multi-family homes as a year ago?

**Build Church With Fines.**

Without known meaning, the word "caramba" is nevertheless prohibited in the more pious communities of Venezuela, and its use in conversation is punishable by fine, just as profane speech is a minor offense. At La Guaira the church is said to have been erected with funds entirely from the fines imposed on those who use profane expletives.

Because caramba in most communities is not regarded as blasphemous, and its meaning is hidden, its convenience makes it the expression of all ages and classes, men and women. Pronouncing it gives to these persons the relief attributed to an oath without the feeling of having sinned.

It is related that three friars while traveling in a stagecoach were much annoyed by their donkey, laden with their baggage. Finally the obstinate animal lay down, damaging the Robinson round house in Boston, Mass. Not old enough, perhaps, to be called historic, the round house nevertheless is an extraordinary bit of architecture. It is located on the southerly slope of

Spring Hill, at the corner of Beech and Atherton streets, and was erected in 1864 by Emory Robinson, a Boston merchant. Circular in form, it is three stories in height, the upper story being smaller in diameter than the two below. The shape and arrangement of the rooms are as peculiar as the structure itself. On one side of the front hall is the library, a circular room, and on the other side is the parlor, oval in shape. The front hall leads to a circular entry in the center of the house, from which open the dining room and kitchen. A spiral staircase leads to a circular apartment on the second floor, from which radiate five chambers, each shaped like a generous wedge of pie with the point bitten off. In the center of the third floor is a circular balcony which commands a view of the entry below and from which open four chambers. Both in architecture and arrangement the Robinson round house is the most unique improvement of its kind in existence.

**The Origin of Culver City.**

There is a town in the United States that owes its very existence to an attack of appendicitis. It is Culver City, Cal., founded about eight years ago by Henry Culver, and to-day a thriving town of 3,000 persons, hundreds of homes and seven moving picture studios. Henry Culver had appendicitis in Omaha in 1914. He visited California to convalesce and while there conceived Culver City. It is said that at least one new home is ready for occupancy every sundown in Culver and that its founder has 150 salesmen selling lots in an area which a few short years ago was a barley field.

## EXPECT BARGAINS AT SALE IN CHESTER

Lack of Work May Depress Prices of Homes in Pennsylvania War Time Village.

As soon as he had obtained the contract to sell the 391 dwellings and apartments and 75 vacant lots in Buckman Village, Chester, Pa., for the United States Shipping Board, Joseph P. Day, the auctioneer, made an industrial survey of the plants in the vicinity and found that most of them were running on part time and with reduced force. This lends color to the belief that prices at the auction sale, which will occur on March 25, will be exceptionally low.

Mr. Day is making active preparations to sell 96 homes and a number of vacant lots in Buckman Park, Graton, Conn., and 163 dwellings and four dormitories in Bath, Me., which are to be offered at auction during the latter part of May. After these sales are over Mr. Day will go ahead with the auction of 223 dwellings at Lorraine, Ohio, and 79 dwellings in Wyandotte, Mich.

A number of well situated plots in the Dyckman section of Manhattan are to be sold at public auction on Tuesday at noon in 14 Vesey street by Joseph P. Day, auctioneer. Among the sites to be offered are the southwest corner of Nagle avenue and Thayer street, near the Dyckman street subway station; the northeast and northwest corners of Seaman avenue and 215th street; the northwest corner of 268th and 215th streets and Ninth avenue; a plot on West 215th street; on Park Terrace East and Park Terrace West; on West 214th street, 300 feet east of Ninth avenue; and fourteen large plots variously situated between Ninth and Tenth avenues, and on 308th, 216th and 211th streets, and on Cooper street north of 207th street.

On Tuesday evening, March 21, Mr. Day will offer in the Brooklyn Exchange, 189 Montague street, 225 lots, fully improved, in New Lots avenue, Van Siclen avenue and adjacent thoroughfares, a short distance from the Pennsylvania avenue station, which is at present the terminus of the B. R. T. subway extension. There is a B. R. T. Fulton street elevated extension station about six blocks from the property.

**Reale on East 10th Street.**

John Peters resold for Benjamin Menchel to Feldman & Yarker, 402 East Nineteenth street, a three story business building, 20x55.

## Homes for 700 Families in \$5,000,000 Queens Project

A \$5,000,000 housing project in the Long Island City and Astoria sections of Queens was announced yesterday by the Dickert-Brown Realty Company, which reports that it has sold \$1,000,000 worth of land to builders who will erect in Long Island City alone apartment houses containing 400 suites to rent for from \$12 to \$15 a room. The Metropolitan Life Insurance Company has advanced loans amounting to \$2,500,000 to these builders. In addition the Dickert-Brown Company has sold several hundred lots in the Norwood Gardens and Arleigh sections of Astoria to builders who will erect one and two family houses that will care for about three hundred families.

All these projects are in the vicinity of the Norwood and Arleigh housing developments, where 15 houses have been built during the last two years and sold for a total of \$1,794,000.

Bernard M. Maltz, one of the largest operators and builders in Brooklyn, has purchased for \$272,000, 1,790 feet frontage on Sixth and Seventh avenues, between Broadway and Jamaica avenue, on which he will erect 68 three story apartment houses, each containing six apartments of four rooms each, to rent for from \$12.50 to \$15 per room. Mr. Maltz has already sold from plans seventeen of these buildings for \$165,000 to local buyers.

The buildings, which are to be 25x75 feet on plots 25x100 feet, are to be thoroughly first class in every respect. The fronts being of tapers brick with limestone trimming. The sixty-eight buildings will contain 498 apartments, having 1,632 rooms, and will provide housing accommodations for about 2,900 persons. Mr. Maltz has also purchased from the same company for \$300,000 500 feet frontage on Broadway between Fifth and Seventh avenues, on which he will erect fifteen three story buildings containing stores on the first floor and apartments overhead.

Simon Bernstein, formerly operating in Brooklyn and Jamaica, has purchased for \$97,500 650 feet frontage on Sixth avenue between Grand and Jamaica avenues, on which he will erect twenty-six two story two family houses, 20x60 feet, on plots 25x100 feet, containing twelve rooms and two baths, to sell for \$20,000 each.

Samuel Bernstein and Philip Kaye,

Brooklyn builders, have purchased for \$81,000 540 feet frontage on Eighth avenue, between Grand and Jamaica avenues, on which they will erect twenty-two two family houses, 20x65 feet, on plots 25x100 feet, to sell for \$30,000 each. The houses will be similar to those built on Sixth avenue.

All the houses in Norwood Gardens will be from plans by Walter Hopkins of Warren & Wetmore, architects, and will be in harmony with those already constructed on Seventh avenue from designs by the same architect.

David W. Keen, one of the largest builders in the Mapleton and Bay Ridge sections of Brooklyn, has purchased for \$200,000 300 lots on Potter avenue and adjoining streets in Arleigh, on which he will erect at a cost of approximately \$2,500,000 300 two story one family brick houses, 20x30 feet, on plots 20x100 feet, containing six rooms and one bath.

The houses are to sell for \$8,500 each on cash payments and with carrying charges less than the rent of a six room house would be. Mr. Keen has already sold from the plans forty-eight of these houses to local buyers, who will occupy them as soon as completed.

**INSIDE FIFTH AVENUE'S CATHEDRAL OF TRADE**

Over six thousand fleur de lis in lovingly contrasting shades form an interesting bit of detail on the domed ceiling of the arcade and entrance hall in the Heckscher Building, Fifth avenue at Fifty-seventh street. This ceiling has soft lights thrown on it day and night and the sides of the arcade are lined with distinctive shops, whose walls are of imported Italian Portoro marble. Belgian black marble is used for the floor.

The arcade is said to be one of the finest in the world, and it is in keeping with the architectural theme of the entire building.

Another bit of detail interesting to those familiar with French architecture is the Fifth avenue entrance vestibule. It is taken from a room in the famous palace of Francis I. On the walls are miniature scenes of ancient Paris. The entire effect is true to the traditions of the architecture of that day.